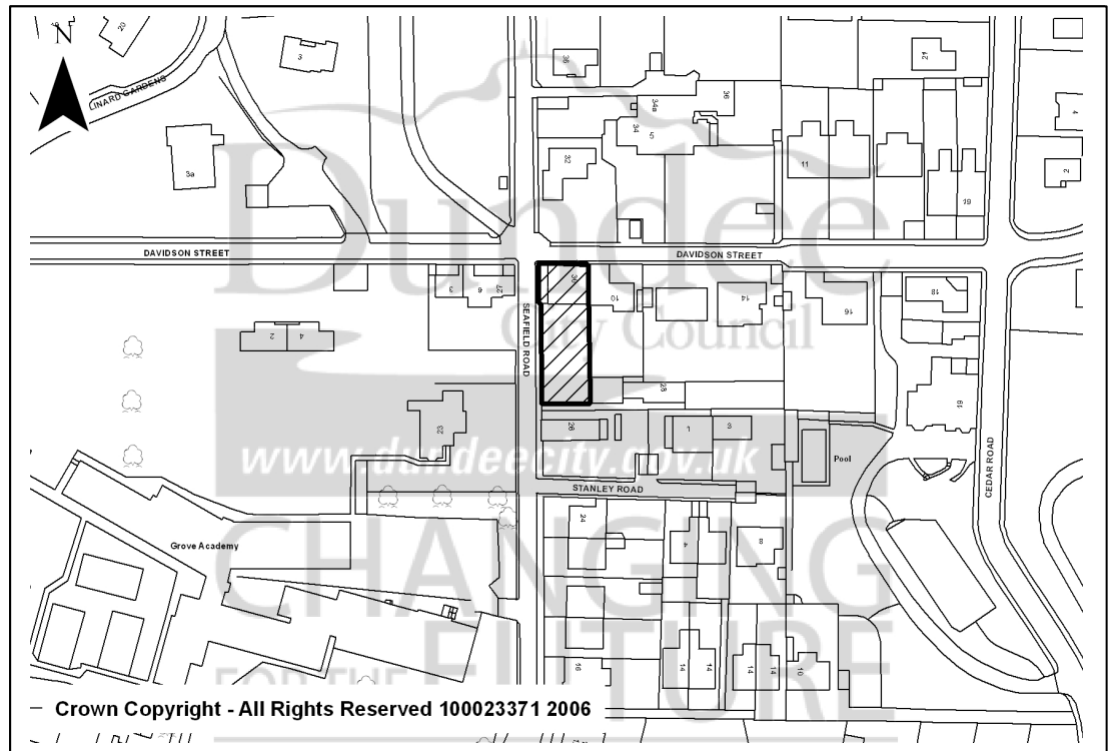


KEY INFORMATION

Ward The Ferry

Proposal

Replace flat roof with mono pitched slated roof

Address30 Seafield Road
Broughty Ferry
Dundee**Applicant**Mr & Mrs W Ford
30 Seafield Road
Broughty Ferry
Dundee
DD5 3AJ**Agent**D Ireland Associates
12 Polepark Road
Dundee
DD1 5QS**Registered** 31 Aug 2007**Case Officer** Wendy Ferry

Consent Sought for Pitched Roof in Seafield Road

The proposal to replace the flat roof with a mono pitched slated roof is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed alterations are acceptable. The proposal complies with Policies 14 and 61 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to replace a small flat roof with a mono pitched slated roof. The development has already been undertaken.
- The proposed extension raises issues for consideration in terms of Policies 14 and 61 of the Dundee Local Plan Review 2005.
- One letter of objection was received to the application from the neighbour to the east. The main issue relates to the visual appearance of the roof. The objection is not supported.
- It is considered that the proposed roof is in accordance with Policies 14 and 61 of the Dundee Local Plan Review 2005. There are no material considerations including the submitted objection that would justify refusal of this application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for retrospective consent to replace the flat roof with a mono pitched slated roof at 30 Seafield Road, Broughty Ferry. The pitched roof has been placed over the shower room beside the main entrance to the dwelling on the north elevation sloping towards the east.

SITE DESCRIPTION

The application site is located to the south side of Seafield Road, Broughty Ferry. It is a single storey semi detached dwelling. There is a large rear garden with a single detached garage to the south side of the garden. There is off street parking next to the garage for 1 to 2 vehicles. On street parking is also available but is limited as both Davidson Street and Seafield Road are narrow streets. There is a 2m high boundary wall around the rear garden. This is a residential area with a mixture of house types and styles.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 14: Alterations And Extensions To Houses - proposals to alter or extend existing dwellinghouses will be only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

Policy 61: Development In Conservation Areas - Within

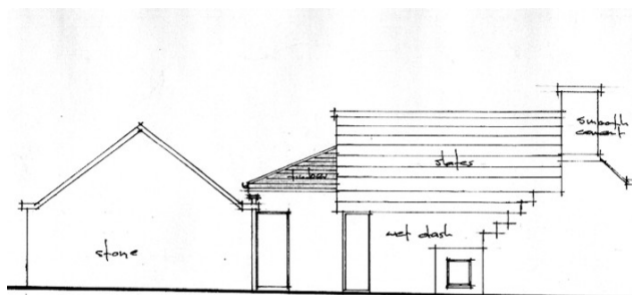
Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.



NORTH ELEVATION (proposed)

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no relevant site history to the application.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

- 1 Any blockages, etc. causing flooding to the neighbouring property.
- 2 The extension has gone from being in keeping and environmentally pleasing to having the appearance of a shed.

CONSULTATIONS

No adverse comments were received from statutory bodies.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposal under consideration involves alterations to the roof of a dwelling house. It is considered that the proposed alterations are of a design that will not adversely impact on the prominent elevations of the house and will not detract from

the character of the surrounding area as it is a relatively small roof. The mono pitched roof respects the character of the surrounding Forthill Conservation Area.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the location of the site and the scale of the alterations, there will be no significant loss of daylight or sunlight for the neighbouring properties. In addition, it is also considered that the privacy of these properties will not be prejudiced by the provision of a pitched roof.

Therefore, it is considered that the development meets the criteria of Policies 14 and 61 of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

One letter of objection was received in respect of this application. The main issue relating to the visual appearance of the roof has been discussed and discharged in the Observations section above. Another issue was raised with regard to any problems of blockages on the pitched roof causing flooding to the neighbouring property. It is considered that, this is not a planning issue and should be dealt with as a legal matter between the owners of the properties.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

It is considered that the design of the proposed extension including the finishing materials is acceptable to the character and appearance of the existing house and that of the area.

CONCLUSION

The proposal complies with Policies 14 and 61 of the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.